

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
December 3, 2014**

President Paul Lorey called the Regular Meeting of the Jasper Plan Commission to order at 8:10 p.m. Recording Secretary Kathy Pfister took roll call as follows:

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| Paul Lorey, President | -Present | Randy Mehringer | -Present |
| Jim Schroeder, Vice President | -Present | Cindy Recker | -Present |
| Bernita Berger, Secretary | -Absent | Meredith Voegerl | -Present |
| Nick Brames | -Present | Chad Hurm, City Eng. | -Present |
| Dan Buck | -Absent | Darla Blazey, Director of Community Development/Planning | -Present |
| Pat Lottes | -Absent | Renee Kabrick, City Attorney | -Present |
| Kevin Manley | -Present | | |

PLEDGE OF ALLEGIANCE

President Lorey led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the November 5, 2014 regular meeting were reviewed. Nick Brames made a motion to approve the minutes as mailed. Cindy Recker seconded it. Motion carried 8-0.

STATEMENT

President Lorey read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

NEW BUSINESS

Petition of A & A Estates, LLC, as owners, for primary approval of the proposed plat of "A & A Estates First Addition," a subdivision to the City of Jasper, Dubois County, Indiana

Phil Buehler, of Brosmer Land Surveying, was present on behalf of A & A Estates, LLC, to request primary approval of a proposed plat, A & A Estates First Addition, located on the west side of Kluemper Road near Gregory Lane. Plans are to split the 1-acre tract of land from two

lots into three. There is currently a single-family dwelling on the property, which would remain. The owner of the property intends to develop the other two tracts.

A variance was granted by the Board of Zoning Appeals in regards to road frontage for the proposed plat. Mr. Buehler displayed a site plan showing a 10-foot easement on the rear property line for the purpose of assuring that no structures be built any closer to the property line. This would serve as a buffer to surrounding property owners.

After some discussion, Randy Mehringer made a motion to grant primary approval of a proposed plat, A & A Estates First Addition, with the condition that no encroachments be allowed on the 10-foot rear yard setback line. Kevin Manley seconded it. Motion carried 8-0.

Petition of City of Jasper for approval of the Economic Development Plan for the Tax Increment Financing (TIF) project

Attorney Renee Kabrick stated that a Declaratory Resolution was passed by the Redevelopment Commission for the Economic Development Plan which was created for the Tax Increment Financing (TIF) project. Attorney Kabrick explained that the next step in the process is for the Jasper Plan Commission to vote on whether the Plan conforms to the City's Comprehensive Plan and the Downtown + Riverfront Master Plan.

After some discussion, Nick Brames gave a motion of approval that the Economic Development Plan conforms to the City's Comprehensive Plan and the Downtown + Riverfront Master Plan. Meredith Voegerl seconded the motion. Motion carried 8-0.

Attorney Kabrick share that the next steps will be approval by the Common Council at its December 17th meeting, and then the Redevelopment Commission would issue a confirmatory resolution to create the district, following a public hearing, at its January meeting.

Gregory & Denise Luegers – Lot of Record

Brad Eckerle, Brosmer Land Surveying, was present on behalf of Greg and Denise Luegers to request permission to allow a building permit on a Lot of Record. The Luegers were also present. The property's location is bounded by Deer Creek Subdivision to the east and Shiloh Estates III to the south.

Mr. Eckerle explained that a variance was granted by the Board of Zoning Appeals from Section 16.02.120 (Lot & Yard Requirements) for a required 180-foot road frontage on an 8.85 acre tract of land the Luegers own next to their residence at 1001 N. Ryan Drive. Plans are to sell the property. Mr. Eckerle explained that the Luegers intend to sell the property and wanted it to be a buildable piece of property.

The Board of Zoning Appeals also included a condition in its motion to the above-mentioned variance stating that a written commitment will need to be recorded and attached to Luegers' deed with intent to use the property for one single-family dwelling and to allow a driveway to be connected to Gregory Lane.

After some discussion, Kevin Manley made a motion to allow a building permit on the proposed property for one single-family dwelling. Vice President Schroeder seconded it. Motion carried 8-0.

ADJOURNMENT

With no further discussion, Kevin Manley made a motion to adjourn the meeting, seconded by Cindy Recker. Motion carried 8-0, and the meeting was adjourned at 8:43 p.m.

Paul Lorey, President

Bernita Berger, Secretary

Recording Secretary, Kathy Pfister